



Delegated Action of the Executive Director

Commission Meeting: July 9, 2015

PROJECT

Modification of Consolidated Planned Unit Development at Square 499, Lots 855, 856, 857, 858, and 859

1100 6th Street, SW
Washington, DC

NCPC FILE NUMBER

ZC 05-38B

NCPC MAP FILE NUMBER

24.15(06.00)44176

SUBMITTED BY

Zoning Commission of the District of Columbia

ACTION TAKEN

Approval of report to the Zoning Commission of the District of Columbia

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8722(b)(1)

The Zoning Commission of the District of Columbia has taken a proposed action to modify a previously approved building and landscape design for a Consolidated Planned Unit Development (PUD), in the C-3-C District, for Lots 855, 856, 857, 858, and 859 in Square 499, in Southwest Washington, DC.

The 3.11-acre project site is located on 6th Street, SW, between M and K Streets, SW, directly west of the Waterfront Station property and east of Arena Stage. Approved in May 2007 by the Zoning Commission, the PUD includes: (a) upgrading of two existing residential towers (Marina View), (b) the construction of two additional 112-foot tall residential towers at the north and south ends of the site with 285-315 residential units, (c) construction of underground parking, street level retail, a new recreation building, and (d) restoration of the central courtyard. As part of the original approval, a related map amendment changed the zoning from R-5-D to C-3-C.

In May 2007, NCPC commented favorably on the original proposal by delegated action of the Executive Director. Staff found the building heights in conformance with the Height of Buildings Act, below the maximum height of 120 feet for both 6th and M Streets, SW when measured at separate points along the respective frontages of the two new buildings. The buildings are 112 feet in height at the measuring points on both 6th and M Streets, SW, and the penthouses are properly set back.

In November 2008, NCPC commented favorably on this modification to the original proposal by delegated action of the Executive Director. This modification proposed alterations to the landscape, modifications to the building façade, and adjustments to the tenant unit variation.

This current proposed modification to the approved PUD would maintain the basic original project, with two existing residential towers and two new residential buildings with a small retail element. The proposed two new residential buildings would be reduced in height from 112 feet to 85 feet, with a corresponding reduction in the number of units (from 324 to 260), FAR (from 4.39 to 3.32) and vehicular parking spaces (from 569 to 290). In addition the proposed buildings would maintain the previously approved C-3-C zoning. The proposed modification to the approved Planned Unit Development and Related Map Amendment remains in conformance to the Height of Buildings

Act, and is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the Modification of Consolidated Planned Unit Development at Square 499, Lots 855, 856, 857, 858, and 859, at 1100 6th Street, would not be inconsistent with the Comprehensive Plan for the National Capital nor affect other federal interests.

Marcel Acosta
Executive Director

[Date]